

PB# 87-71

**Chester & Clementina
Palazzo**

3-1-23.1 & 22

87-71 Palazzo

Chester & Clementina Palazzo 87-71
afforded 4-13-81

General Receipt

9425

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

November 17, 1987

Received of Chester Palozzo \$ 25.00

Twenty-five and 00/100 DOLLARS

For Planning Board Fee

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 990		25.00

By Pauline D. Townsend

Town Clerk

General Receipt

9780

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

May 3, 1988

Received of Chester Palozzo \$ 554.00

Five Hundred fifty-four and 00/100 DOLLARS

For Planning Board App Fee - \$450, P.B. Engineering Fee

DISTRIBUTION

FUND	CODE	AMOUNT
Check # 226		554.00

By Pauline D. Townsend

Town Clerk
Title

Williamson Law Book Co., Rochester, N. Y. 14609

2/23/80
P.B. Eng
Building
Fire
Water
Sewer
Highway
D.A.T.
O.C.H.
O.C.P.
D.P.W.

County File No. NWT 10-88 N

COUNTY PLANNING REFERRAL

(Mandatory County Planning Review under Article 12-B,
Section 239, Paragraphs 1, m & n, of the
General Municipal Law)

Application of Chester & Clementina Palozzo

for a Minor Subdivision - Stewart Airport

County Action: Local Determination

LOCAL MUNICIPAL ACTION

The Above-cited application was:

Denied Approved

Approved subject to County recommendations

(Date of Local Action)

(Signature of Local Official)

This card must be returned to the Orange County Department of Planning
within 7 days of local action.

PALOZZO SUBDIVISION (87-71) DRAGAN

Mr. John Dragan came before the Board representing this proposal.

Mr. Dragan: As requested by the Board, we have revised the rear lot lines on Lots 1 and 2 and I think that was the only outstanding -- well, Mr. Edsall suggested we change the title or lot line revision as well as flag it for the tax people which I have also done. I think that addresses all the comments that the Board had. But, we would ask for preliminary and final approval at this time.

McCarville: I make a motion that the Town of New Windsor Planning Board take lead agency status in reference to the Palozzo Subdivision.

Mr. Van Leeuwen: I will second that motion.

ROLL CALL:

MR. LANDER	AYE
MR. PAGANO	AYE
MR. MC CARVILLE	AYE
MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. SCHEIBLE	AYE

Mr. McCarville: I make a motion that the Town of New Windsor Planning Board declare the action of Palozzo Subdivision an unlisted negative declaration as it pertains to the SEQR regulations.

Mr. Van Leeuwen: I will second that.

ROLL CALL:

MR. LANDER	AYE
MR. PAGANO	AYE
MR. MC CARVILLE	AYE
MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. SCHEIBLE	AYE

Mr. Lander: Do we have anything in writing about their dedication of the easement?

Mr. Roness: That would be Tad Seaman. He would be the fellow who reviews those.

Mr. Van Leeuwen: If we vote on this tonight, it shouldn't be stamped until the dedication.

Mr. McCarville: The description of the easement is fine. I just

mentioned to John about getting a copy to Tad with an offer of whatever form has to be done so that it is in the town's hands.

Mr. Scheible: Do you understand?

Mr. Dragan: Yes.

Mr. Van Leeuwen: When we discussed zone before because this is industrial. Are we going to take this as residential? Is that what we are going to do? Because we should clarify that.

Mr. Scheible: These lots here, how are you going to handle them in the future?

Mr. Van Leeuwen: He has got 17 feet here. Now, if that is an industrial zone, it should be 100 feet. We have to decide if we are going to accept this because it is residential.

Mr. Scheible: We are accepting it the way it is presently used, exactly.

Mr. Van Leeuwen: I have no problem with that.

Mr. Scheible: Is everybody agreeable with that?

Mr. McCarville: I will make a motion that the Town of New Windsor Planning Board approve the lot line and subdivision for the lands of Chet Palozzo subject to the dedication of the easement to be accepted by the Town of New Windsor.

Mr. Schiefer: I will second that motion.

ROLL CALL:

MR. LANDER	AYE
MR. PAGANO	AYE
MR. MC CARVILLE	AYE
MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. SCHEIBLE	AYE

Mr. McCarville: That the Planning Board of the Town of New Windsor waive the public hearing with regard to the Palozzo subdivision as required for a minor subdivision.

Mr. Schiefer: I will second that.

ROLL CALL:

MR. PAGANO	AYE
MR. LANDER	AYE
MR. MC CARVILLE	AYE
MR. SCHIEFER	AYE
MR. VAN LEEUWEN	AYE
MR. SCHEIBLE	AYE



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PALOZZO LOT LINE/SUBDIVISION
PROJECT LOCATION: SILVER STREAM ROAD
NEW WINDSOR #: 87-71
13 April 1988

- 1). The Applicant has submitted a plan for review which involves a lot line change between two parcels on Silver Stream Road and, following such change, a minor subdivision of the larger parcel. The plan was previously reviewed at the 10 February 1988 and 23 March 1988 Planning Board meetings.
- 2). The Board should note that the Applicant has had the Lot Lines for Lots 1 and 2 revised such that each line extends in a westerly direction completely to the most westerly property line for the overall parcel. This was as requested by the Planning Board.
- 3). The Board should take action to assume Lead Agency under the SEQRA process. In addition, the Board may wish to declare the project unlisted and determine if a negative declaration is appropriate.
- 4). The Board may wish to waive the requirement for a Public Hearing for this minor subdivision in accordance with Paragraph 4.B of the Subdivision Regulation.
- 5). As indicated in my previous comment sheet dated 23 March 1988, it is my opinion that the plan as submitted is acceptable for approval from an engineering standpoint.
- 6). The Applicant has submitted a description of the lands to be dedicated to the Town of New Windsor along Silver Stream Road for highway purposes. My review of this description indicates that same is acceptable; however, an Offer of Dedication in form acceptable to the Town Attorney should be made prior to stamping of the plan for final approval.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJE/dl
palozzo

FINKELSTEIN, KAPLAN, LEVINE, GITTELSON AND TETENBAUM

COUNSELLORS AT LAW

436 ROBINSON AVENUE AT I-84, NEWBURGH, NEW YORK 12550

(914) 562-0203

HOWARD S. FINKELSTEIN, P.C.
EDWARD D. KAPLAN, P.C.
JULES P. LEVINE, P.C. (N.Y. & FLA. BAR)
MICHAEL O. GITTELSON, P.C.
ELLIOT S. TETENBAUM, P.C.

ANDREW M. MAURIELLO, P.C.
COUNSEL EMERITUS

December 22, 1987

BENJAMIN J. FRIED, P.C.
DUNCAN W. CLARK
GEORGE M. LEVY
KENNETH L. OLIVER
RICHARD J. COFFEY
ROBERT J. CAMERA (N.Y. & N.J. BAR)
STEPHEN BUCHALTER
GERARD J. MARINO
MICHAEL J. GRACE (N.Y. & N.J. BAR)
KENT BENZIGER
JOSEPH P. RONES
PAUL L. BROZDOWSKI
RONALD ROSENKRANZ
SHELDON M. SWARTZ
JOHN E. DURST, JR.
MICHELE PALAMIDY
ANDREW BERSIN
THOMAS J. MARLOW

REFER TO OUR FILE #

RE26756

Town of New Windsor
Planning Board
555 Union Avenue
New Windsor, New York 12550

RE: SUBDIVISION OF LANDS OF PALOZZO

Gentlemen:

This is to advise of the intention of Chester and Clemtina Palozzo to retain an easement over the lands known as Parcel B for the purpose of continuing their sewer line through said property from Lot #1 shown on said subdivision map.

Very truly yours,

FINKELSTEIN, KAPLAN, LEVINE,
GITTELSON AND TETENBAUM

BY:

Michael O. Gittelsohn

MICHAEL O. GITTELSON

MOG:ps

Salozzo 87-71

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, SEWER, ~~REVIEW~~ REVIEWS FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision *Salozzo* as submitted by _____
_____ for the building or subdivision of _____
_____ has been
reviewed by me and is approved ✓
disapproved _____.

If disapproved, please list reason.

Fred Lupo, Jr.
HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

5/17/88
DATE



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
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MARK J. EDSALL, P.E.
Associate

Licensed in New York,
New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: Palozzo Lot Line/Subdivision
PROJECT LOCATION: Silver Stream Road
NW #: 87-71
23 March 1988


1. The Applicant has submitted a plan for review which involves a lot line change between two parcels on Silver Stream Road and, following such change, a minor subdivision of the larger parcel. The plan was previously reviewed at the 10 February 1988 Planning Board meeting, at which time it was questioned whether a variance was required for the existing non-conforming uses on the property.

2. Based on a review of the residential use relative to the nearby residential zones, the proposed lots both appear to comply with the bulk table requirements for residential lots with available sewer service. In addition, the resultant Lot 3 of the minor subdivision appears to be of adequate area and dimension for future use as a site for development within the NC Zone.

3. Based on the above, it is my opinion that the plan as submitted is acceptable from an engineering standpoint.

4. Based on the Town Code requirements for action of the Planning Board, it is necessary that the Board consider taking sketch and/or preliminary action. In addition, action to take Lead Agency and declare the project unlisted and make a negative declaration could be considered.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJE:cao
Palozzo

3-23-88

Mr. John Dragan came before the Board representing this proposal.

Mr. Dragan: I was here last month with this application and I was referred to the zoning board of appeals because there seems to be some concern about the required yard. Particularly, the side yard. I don't know exactly what happened, but the zoning board of appeals discussed it and decided that they really had no jurisdiction or problem with it. It has been bucked back to this board. We seek final approval at this time. I think I have addressed all the comments Mr. Edsall had and would ask that you vote and approve this tonight. I don't know the status of the fees on this. I am sure that there is some additional fees. It would have to be subject to those.

Mr. Ronces: Was the apartment over the garage there last time?

Mr. Babcock: Yes.

Mr. Scheible: The only problem we discussed was why was that whole left down here. Why didn't those lines go all the way back?

Mr. McCarville: I specifically requested that those lines be connected back.

Mr. Dragan: You had asked for that, Mr. Palozzo felt that the rear of these two residential lots didn't need that land. That it was excessive. He does have a purpose of lot #3 and that purpose would like to obtain

the additional acreage for that.

Mr. Rones: But that is the problem.

Mr. McCarville: You are going to create on the entrance on to 207.

Mr. Dragan: No this property does not front on 207.

Mr. McCarville: That makes all the more sense why it should be included on lots #1 and #2. I just don't understand it is such an irregular shape. It would be very difficult to bring houses back in there.

Mr. Dragan: I doubt they intend to put houses. I think it would be a storage area.

Mr. Scheible: You just said storage area. You are coming in asking permission to have these two lots subdivided as residential. Correct?

Mr. Dragan: Correct.

Mr. Scheible: So, this storage area, they could store bulldozers, they could do anything with it. It would be so much more clearer to have pushed this line all the way back and eliminate completely surrounding this residential area. That is what we are creating with this commercial area and it would have been a much clearer operation to have run these lines right to the back there. We requested it at the last time around.

Mr. Dragan: I remember this, yes. I did not get the sense from the Board that this was unanimous and stressed that hard.

Mr. Scheible: To be very frank it is poor planning. We are creating a situation that is just not acceptable to planning standards.

Mr. Dragan: It is the telephone company property on the one side and it is a commercial set up on the opposite side. I really don't know what you are trying to protect. The two houses they do have perhaps 200' of back yard which I think would be adequate for a separation, on the opposite side to the left there is New Windsor Carburetor so I really feel that there is a great depth of back yard as it now gives ample protection of the residences from the commercial use.

Mr. Rones: The Board feels otherwise, Apparently.

Mr. Dragan: I am trying to get them to change their minds. I understand what you are saying.

Mr. McCarville: Just to make this jagged piece coming down here for no specific purpose, I say bring the lines right back. This is all in the same zone?

Mr. Dragan: Yes. You don't feel that the homes are so far removed from that back line.

Mr. McCarville: No, I don't because you know the area here there is a business here and it just leaves for further development and congestion on 207, when you can put it right into this residential lot. What happens

twenty years from now when this property becomes so valuable that people buy lots one, two and three. We would be doing it a favor.

Mr. Dragan: The other outlet for lot 3 is Silver Stream Road.

Mr. McCarville: I am talking about this property over here. All commercial property surrounding this.

Mr. Dragan: We are in for a special exception.

Mr. McCarville: We are asking for a little concession. I feel whoever buys these residential properties should have that protection back there.

Mr. Dragan: It is obvious you are strong on it. Is that the consensus?

Mr. Scheifer: I think it is a good idea.

Mr. Lander: I agree.

Mr. Scheible: I am the one that brought it up.

Mr. Dragan: I will be back.

Mr. Edsall: Instead of having the title say subdivision plan make sure it says lot line and subdivision on the title.

Mr. Scheible: Take the set of comments with you also.

Mr. Edsall: So that the tax people pick it up.

Mr. Dragan: Thank you.

2-10-88

Mr. John Dragon came before the Board representing this proposal.

Mr. Dragon: Basically Mr. Palozzo owns two parcels here and they both have existing residences on them and what he'd like to do is adjust the lot line on the one house that is his residence and basically cut out a lot or the residence that is on the larger parcel. Then of course he'd be creating a larger residual lot which wraps around the other two. The initial parcel Mr. Palozzo resides at he is going to give the second parcel to his son who is living there now and I'd imagine sell lot three.

Mr. Mc Carville: The jagged line is the old line?

Mr. Dragon: That is correct. Mr. Palozzo's present parcel is this one and as you can see there is structure that goes over the property line here and what he wants to do is give this thing a regular shape and create this second lot and then he'd have the residual lot which would include part of Mr. Palozzo's old lot. He has a very deep lot and he has no use for it and would have it included in the large lot.

Mr. Mc Carville: This line that is identifying parcel B should that not be dotted to make it so that is clearly indicated it is part of lot three when we approve this map?

Mr. Schiefer: That line will come out won't it?

Mr. Dragon: I could show it dotted or dashed.

Mr. Scheible: That dotted line should follow right down through there.

Mr. Edsall: Could you put that in the legend also?

Mr. Dragon: Yes.

Mr. Mc Carville: It wouldn't be necessary to make any reference to parcel B at that point it would be all part lot three.

Mr. Dragon: I didn't know if the fellows at the tax department would go bananas trying to figure out that is why I did that.

Mr. Mc Carville: I don't have any problem with it.

Mr. Dragon: I will show the dimensions to the buildings. They do meet the

minimum requirements and I will show the actual dimensions.

Mr. Scshiefer: Does anyone have any objection to letting this go instead of changing the maps?

Mr. Mc Carville: I want to make sure we are not creating a substandare situation in the distance from the lot line to the garage on both lots becuae you have a situation--

Mr. Scheible: It is pre-existing.

Mr. Mc Carville: To answer your question Carl I have no problem just take it off.

Mr. Roncs: The side yards, the area requirements for the zone for the NC zone aren't met here.

Mr. Schiefer: But you are making it better than what is existing now.

Mr. Roncs: I am not arguing with that but when you are creating lots or rearranging these lot lines you are not meeting the bulk requirements for the NC zone.

Mr. Schiefer: But you have a building going over two lots, you are getting rid of that.

Mr. Roncs: I am not suggesting that he won't do it but it appears that they need a variance if you are going to create two lots.

Mr. Scheible: Waht is the minimum lot size in this?

Mr. Mc Carville: 10,000 feet.

Mr. Roncs: The Zoning Board of Apeals has been considering not this particular problem but related problems recently and has come up with the conclusion that the bulk area requirements should be for the zone that you are in not the use, not the non-conforming use or the varied use that is being permitted.

Mr. Scheible: The zone that they are in now is NC and the minimum lot size?

Mr. Babcock: 10,000. The side yard is the problem.

Mr. Scheible: They are meeting area requirements.

Mr. Babcock: Side yard they are not.

Mr. Edsall: What our interpretation has been has now been deemed incorrect by the Zoning Board of Appeals.

Mr. Mc Carville: We are not changing anything on the south side.

Mr. Edsall: I am not disagreeing but I am telling you what we have been doing has been deemed incorrect by the Zoning Board of Appeals. They say you have to stay with the zone you are in and use the most restrictive requirements.

Mr. Mc Carville: The hundred foot isn't showing on this map they found this somewhere else here.

Mr. Schiefer: I am going to make a motion to approve the subdivision and lot line change of Palozzo.

Mr. Mc Carville: I will second that.

Mr. Roness: The Zoning Board of Appeals feels that they are taking a reasonable approach. I feel that this would be appropriate for the Planning Board and Zoning Board to get together on this and exchange views to make sure you are all on the same wavelength here. In order for Mike to have the proper guidance.

Mr. Scheible: I think that in order to clear this up we'd almost have to say we will send it to the Zoning Board of Appeals to lessen the problem on down the road for when it is going to be resolved again.

Mr. Mc Carville: Sending this to the Zoning Board of Appeals is probably the appropriate thing to do because it is foolish we are wasting our time, his time and this guys time. What should be happening is we should be taking some action between the Town Board, Planning Board and Zoning Board to change these laws that the Zoning Board of Appeals is representing because the basic law is a problem.

Mr. Jones: Has that actually be adopted?

Mr. Van Leeuwen: It's their interpretation.

Mr. Babcock: It is law. If anything, if the book has to be read I read it the way I want to read it if you don't like the way I read it it goes to the Zoning Board of Appeals and they say that is the law.

Mr. Edsall: It is making a situation better of making it worse the relocation of the lot line between the two houses is making it better, you don't want to have a garage straddling the property line. But when you are creating a subdivision you are taking the side yard and bringing it down right next to the house on lot two. What should that side yard be, that is why I couldn't review it.

Mr. Mc Carville: How about if we do a simple lot line change in here verses this, it doesn't do any damage that gives the son this house with this lot for the time being.

Mr. Scheible: He doesn't want it that way.

Mr. Mc Carville: This lets him move on this piece of property. Whatever they want to do on it.

Mr. Scheible: The road has been cleared up and it does belong to the Town. We have a motion and seconded that the lot line change and subdivision be approved for Palozzo.

ROLL CALL:

MR. SCHIEFER

NAY

MR. JONES	AYE
MR. PAGANO	NAY
MR. MC CARVILLE	AYE
MR. VAN LEEUWEN	AYE
MR. SCHEIBLE	NAY

Mr. Ronces: It is defeated and it will go to the Zoning Board of Appeals. I want our engineer when he is writing up the resolution why exactly that we don't want to have a 7 inch high house here according to their standards that we have discussed here this evening. And I'd like and request and write into the resolution also that if possible we'd like to set up a meeting with the Board before a decision acan be made on this.

Mr. Edsall: I have already requested a meeting because after the discussions we have had in the last month I wouldn't have the slightest idea how to send a recommendation to them.

Mr. Mc Carville: I think this Board feels strongly what the people want to do there is the right thing.

Mr. Edsall: I thought we should increase slightly the side yard to give a buffer against the residence but inn concept I ,thought it was a very good plan. It needed some final metes and bounds but I wouldn't know what to say to the Zoning Board of Appeals.

Mr. Schiefer: What happens if the Zoning Board turns it down. If they don't grant him a variance.

Mr. Ronces: Then he is not going to be able to get his lot line change.

Mr. Schiefer: Can he come back again.

Mr. Ronces: Yes.

Mr. Schiefer: Becuiase under those conditions I'd go the other way.

Mr. Van Leeuwen: If he came in for a simple lot line chang eon this lot here then I think this Board would go for it. And just leave this as one parcel.

Mr. Scheible: Discuss that with Chet and let us know and maybe we can put you on the next agenda. Get back to either Mike or myself before we send this on to the Zoning Board. We might be able to eliminate that.

Mr. Babcock: Can I ask what you mean by a simple lot line change?

Mr. Scheible: Run this line across there and all the rest in other words a two lot subdivision.

Mr. Babcock: he is moving the lot line and it is still non-conforming. My opinion is I think that the zoning Board is going to have the same outlook on the map as you would have. It is definitely an improvement to the area. I don't know what he'd use as far as hardship but I am sdure he can find something. The one building is partially on two lots.

Mr. Van Leeuwen: If you move this line over 15 or 20 feet away from the house I

•don't think you will have any problems.

UNION DELI SITE PLAN REVIEW

No show.

LICCARI TRAILER LOCATION REVIEW

No show.

.....

SCHEDULE A

All that certain piece, parcel or lot of land situate, lying and being in the Town of New Windsor, County of Orange, State of New York and more particularly described as follows:

Beginning at a point lying on the westerly boundary of Silver Stream Road, said point also lying on the division line with lands of the New York State Department of Transportation (also known as Stewart Airport); thence along said westerly highway boundary the following four (4) courses and distances:

- (1) S 01° 23' 43"W, 147.54 feet,
- (2) S 13° 30' 00"E, 92.50 feet,
- (3) S 16° 08' 00"E, 89.86 feet,
- (4) S 67° 26' 00"W, 7.26 feet

to a point; thence through lands of the Grantor the following three (3) courses and distances:

- (1) N 21° 16' 32"W, 88.05 feet,
- (2) N 11° 12' 11"W, 93.59 feet,
- (3) N 00° 23' 00"W, 148.02 feet

to a point lying on the division line with lands of the aforementioned New York State Department of Transportation; thence along said division line N 72° 33' 00"E, 15.57 feet to the point or place of beginning.

Containing 4,059 SF more or less.

TOWN OF NEW WINDSOR PLANNING BOARD

TRACKING SHEET

PROJECT NAME: _____

PROJECT NO. : _____

TYPE OF PROJECT:

Subdivision ☒

Site Plan _____

Lot Line Change _____

Other (Describe) _____

TOWN DEPARTMENT REVIEWS:

Date

App'd

Date

Not App'd

Not

Required

Planning Board Engineer _____

Highway _____

Bu. Fire Prev. _____

Sewer _____

Water _____

Flood _____

2-23-87

✓

✓

OUTSIDE DEPT./AGENCY REVIEWS:

DOT _____

DEC _____

O/C PLANNING 2/24/88 See letter _____

O/C HEALTH _____

NYSDOH _____

OTHER (SPECIFY) _____

SEOR:

Lead Agency Action _____

Determination _____

EAF Short _____

Long _____

Submitted _____

Accepted _____

Proxy: Filed _____

Representative _____

PUBLIC HEARING:

Held (DATE) _____

Waived* _____

Other _____

(* Minor Subdivision and Site Plans only.)

TIME SEQUENCING:

(SUBDIVISIONS)

Sketch Plan Date _____

+ 30 days = Action Date _____

Preliminary P/H Date _____

+ 45 days = Action Date _____

Preliminary App'l Date _____

+ 6 months = Final Resub. Date _____

Final Plan Date _____

+ 45 days = Final App'l Date _____

TIME SEQUENCING:

(SITE PLANS)

Presubmission Conf. Date _____

+ 6 months = Submittal Date _____

First Meeting Date _____

+ 90 days = Final App'l Date _____



McGOEY and HAUSER
CONSULTING ENGINEERS P.C.

45 QUASSAICK AVE. (ROUTE 9W)
NEW WINDSOR, NEW YORK 12550

TELEPHONE (914) 562-8640
PORT JERVIS (914) 856-5600

RICHARD D. McGOEY, P.E.
WILLIAM J. HAUSER, P.E.
MARK J. EDSALL, P.E.
Associate

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New Jersey and Pennsylvania

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

PROJECT NAME: PALOZZO LOT LINE/SUBDIVISION
PROJECT LOCATION: SILVER STREAM ROAD
NEW WINDSOR #: 87-71
10 FEBRUARY 1988

- 1). The Applicant has submitted a plan for review which involves a lot line change between two parcels on Silver Stream Road and, following such change, a minor subdivision of the larger parcel.
- 2). The plan as submitted indicates that the involved parcels are Lots 22 and 23.1 of Section 3, Block 1. It is my conclusion, based on a review of the tax maps, that this is incorrect and the involved parcels are actually Lots 21 and 22. This should be verified.
- 3). As the situation currently exists, the garage/apartment on Lot 21 is partially on the properties of Lot 22. The concept of the subdivision to more appropriately locate the lot line between the two residences appears sensible. It is questioned why the layout is such that Lot 3 includes the "tail" to the south (referenced Parcel B), rather than having the lot lines of the residential lots extend all the way to the west. The Board may wish to discuss same.
- 4). The Board should note that this entire parcel is located within the Neighborhood Commercial (NC) Zone and the two (2) residential uses are existing non-conforming uses.
- 5). Inasmuch as there are no guidelines for residential uses within the NC Zone, the criteria for the individual residential lots could not be determined. However, the general layout of the two (2) residential lots (as proposed) appears acceptable. The Board may wish to consider requesting that the northerly lot line between Lots 2 and 3 be relocated in a somewhat northerly direction, so as to provide more spacing between the residence on Lot 2 and the future non-residential use for Lot 3 (such use as per the NC Zoning).

TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS

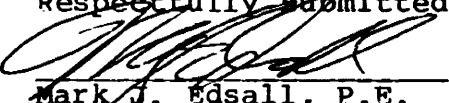
PROJECT NAME: PALOZZO LOT LINE/SUBDIVISION
PROJECT LOCATION: SILVER STREAM ROAD
NEW WINDSOR #: 87-71
PAGE TWO

6). The plan should more clearly define, by use of a legend, the difference between existing lot lines and proposed lot lines.

7). If the "Parcel B" is to remain as part of Lot 3, an easement for the existing house sewer connection of Lot 1 should be provided.

8). The final plan submitted should include metes and bounds for all proposed lot lines.

Respectfully submitted,


Mark J. Edsall, P.E.
Planning Board Engineer

MJE/dl
palozzo

**TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM**

PLANNING BOARD
REFERENCE NUMBER: 87-71

FIRE BUREAU
REFERENCE NUMBER: 88-06

SITE PLAN FOR: Chester & Clemtina Palozzo

ADDRESS: Silver Stream Road, New Windsor, New York 12550

The aforementioned site plan or map was reviewed by the BUREAU OF FIRE PREVENTION at a meeting held on February 23 19 88.

☒ The site plan or map was approved by the BUREAU OF FIRE PREVENTION.

The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

SIGNED:

o: Richard A. Howe



Lois Holmbeck
County Executive

Department of Planning
& Development

124 Main Street
Goshen, New York 10924
(914) 294-5151

Peter Garrison, Commissioner
Richard S. DeTurk, Deputy Commissioner

ORANGE COUNTY DEPARTMENT OF PLANNING & DEVELOPMENT
239 L, M or N Report

This proposed action is being reviewed as an aid in coordinating such action between and among governmental agencies by bringing pertinent inter-community and Countywide considerations to the attention of the municipal agency having jurisdiction.

Referred by T. NEW WINDSOR PLANNING BD. D P & D Reference No. NYS DOT 10-88N

Applicant CHESTER + CLEMENTINA PALOZZO County I.D. No. 3 1 1 1 21+22

Proposed Action: MINOR SUBDIVISION

State, County, Inter-Municipal Basis for 239 Review WITHIN 500' OF STEWART AIRPORT

County Effects: RELATIONSHIP TO RUNWAY 16/34 NEEDS TO BE
EVALUATED I.E. NOISE & SAFETY

Related Reviews and Permits NYS DOT: STEWART AIRPORT

County Action: ☒ Local Determination ☐ Approved ☐ Disapproved

Approved subject to the following modifications and/or conditions: _____

FEB 25, 1988
Date

☐ Postcard Returned
Date _____

Peter Garrison
Commissioner

**TOWN OF NEW WINDSOR
BUREAU OF FIRE PREVENTION
SITE PLAN REVIEW FORM**

PLANNING BOARD
REFERENCE NUMBER: 87-71

FIRE BUREAU
REFERENCE NUMBER: 88-06

SITE PLAN FOR: Chester & Clemtina Palozzo

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The site plan or map was disapproved by the BUREAU OF FIRE PREVENTION for the following reason(s).

SIGNED:

By: Richard A. Hawley

Palozzo 87-71

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
WATER, ~~SEWER~~, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
John S. Drogan for the building or subdivision of
Palozzo has been
reviewed by me and is approved _____
disapproved _____.

If disapproved, please list reason.

Spurs must be provided by sub-divider.
Requires million Dollar Bond if they go into
Road.

HIGHWAY SUPERINTENDENT

WATER SUPERINTENDENT

Lynn D. Mastenfe
SANITARY SUPERINTENDENT

DATE

Blozzo 87-71

BUILDING INSPECTOR, P.B. ENGINEER, FIRE INSPECTOR, D.O.T. O.C.H. O.C.P.
SEWER, HIGHWAY REVIEW FORM: D. P. W.

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
John J. Dragon for the building or subdivision of
Chet Blozzo has been
reviewed by me and is approved ☒
disapproved _____.

~~If disapproved, please list reason.~~

will not interfere with water system

HIGHWAY SUPERINTENDENT

Stew D. D.

WATER SUPERINTENDENT

SANITARY SUPERINTENDENT

DATE

OFFICE OF THE PLANNING BOARD
TOWN OF NEW WINDSOR
ORANGE COUNTY, N.Y.

NOTICE OF DISAPPROVAL OF SITE PLAN OR SUBDIVISION APPLICATION

File No. _____

Date 3-8-88

To: Chester Palozzo
2333 Baylake Road
Virginia Beach, Virginia 23455

PLEASE TAKE NOTICE that your application dated 11-17-87
for (Subdivision - Site Plan) _____
located at Silver Stream Road, New Windsor, N.Y.

is returned herewith and disapproved for the following reasons.

NC zone (B-7) does not meet bulk reqs.
after subdividing property.

Henry Scheible *emv*
Planning Board Chairman

Requirements

Proposed or
Available

Variance
Request

Min. Lot Area 15,000

33,075

—

Min. Lot Width 125'

115.57

9.43

Req'd Front Yd. 40'

27

13

Req'd. Side Yd. 15/30

—

—

Req'd. Rear Yd. —

—

—

Req'd. Street
Frontage* —

—

—

Max. Bldg. Hgt. —

—

—

Min. Floor Area* —

—

—

Dev. Coverage* — %

— %

— %

Floor Area Ratio —

—

—

* Residential Districts only

** Non-residential Districts only



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

TOWN OF NEW WINDSOR PLANNING BOARD

CHECKLIST FOR COMPLETE SUBMITTALS AND ROUTING CHECKLIST

PROJECT NAME: Chester Palazzo Minor Subdivision
PROJECT NUMBER: 87-71

Completed Application Form	<u>✓</u>
Notarized Endorsement on Application	<u>✓</u>
Application Fee	<u>✓</u>
Proxy Statement	<u>✓</u>
Environmental Assessment Form	<u>✓</u>
Completed Checklist	<u>✓</u>
Fourteen (14) Sets of Submittal Plans	<u>✓</u>

ROUTING PROCEDURE

Copies of the submitted plan should be sent to the following Departments.

Sewer Department	_____	Building Inspector	_____
Planning Board Engineer	_____	Water Department	_____
Orange County Planning*	_____	Highway Department	_____
Bureau of Fire Prevention	_____	NYSDOT*	_____

In addition copies of the following should be sent to the Planning Board Engineer:

Application	_____	EAF	_____
Submittal Checklist	_____	Dept. Review	_____

* O/C Planning and DOT as required.

87-71

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project CHESTER + CLEMENTINA PALOZZO SUB.
2. Name of Applicant CHESTER + CLEMENTINA PALOZZO Phone 564-6836
Address BOX 23 RD #2 SILVERSTREAM RD NEW WINDSOR NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record SAME AS ABOVE Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan JOHN J DRAGAN Phone 496-6956
Address PERRY CREEK ROAD WASHINGTONVILLE NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney NONE Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the WEST side of SILVER STREAM RD
600 feet NORTH
of RT 207
(Street) (Street) (Direction)
7. Acreage of Parcel 4 8. Zoning District NC
9. Tax Map Designation: Section 3 Block 1 Lot 23-1 + 22
10. This application is for DEED LOT 2 TO MY SON CHESTER PALOZZO OR
CHANGE BOUNDARY LINE OF LOT 1 DEVIDE REST PROPERTY LOT 3 + 4
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NOT NEEDED

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section _____ Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE

SS.:

STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
(Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND
INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE
SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE

Sworn before me this

21st day of October 1987

Patricia E. O'Brien
Notary Public

PATRICIA E. O'BRIEN
Notary Public, State of New York
Residing in County of Orange
No. 4541496
Commission Expires Feb. 28, 1992

Chester Calozzo
(Owner's Signature)

Chester Calozzo
(Applicant's Signature)

OWNERS
(Title)

REV. 3-87

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, NY 12550

(This is a two-sided form)

Date Received _____
Meeting Date _____
Public Hearing _____
Action Date _____
Fees Paid _____

APPLICATION FOR SITE PLAN, LOT-LINE CHANGE
OR SUBDIVISION PLAN APPROVAL

1. Name of Project SUBDIVISION - LANDS OF PALOZZO
CHESTER & CLEMENTINA
2. Name of Applicant PALOZZO Phone 914-564-6836
Address SILVER STREAM ROAD N. WINDSOR, NY 12550
(Street No. & Name) (Post Office) (State) (Zip)
3. Owner of Record SAME AS APPLICANT Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
4. Person Preparing Plan JOHN DEACON Phone 914-496-6856
Address PEWEE CREEK ROAD WASHINGTONVILLE NY 10992
(Street No. & Name) (Post Office) (State) (Zip)
5. Attorney NONE Phone _____
Address _____
(Street No. & Name) (Post Office) (State) (Zip)
6. Location: On the WEST side of SILVER STREAM ROAD
(Street)
500 feet NORTH
(Direction)
of NY S ROUTE 207
(Street)
7. Acreage of Parcel _____ 8. Zoning District NC
9. Tax Map Designation: Section 3 Block 1 Lot 225'23.1
10. This application is for SUBDIVISION (4 LOTS)
11. Has the Zoning Board of Appeals granted any variance or a special permit concerning this property? NO

If so, list Case No. and Name _____

12. List all contiguous holdings in the same ownership
Section None Block _____ Lot(s) _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

OWNER'S ENDORSEMENT
(Completion required ONLY if applicable)

COUNTY OF ORANGE
SS.:
STATE OF NEW YORK

_____ being duly sworn, deposes and says
that he resides at _____
in the County of _____ and State of _____
and that he is (the owner in fee) of _____
_____ (Official Title)
of the Corporation which is the Owner in fee of the premises
described in the foregoing application and that he has authorized
_____ to make the foregoing
application for Special Use Approval as described herein.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND
INFORMATION, AND ALL STATEMENTS AND INFORMATION CONTAINED IN THE
SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this _____

(Owner's Signature)

_____ day of _____ 198 _____

(Applicant's Signature)

Notary Public

(Title)

11/5/87

TOWN OF NEW WINDSOR PLANNING BOARD

MINOR SUBDIVISION CHECKLIST

I. The following items shall be submitted with a COMPLETED Planning Board Application Form.

1. ☒ Environmental Assessment Statement
- *2. ☒ Proxy Statement
3. ☒ Application Fees
4. ☒ Completed Checklist

II. The following checklist items shall be incorporated on the Subdivision Plat prior to consideration of being placed on the Planning Board Agenda.

1. ☒ Name and address of Applicant.
- *2. ☒ Name and address of Owner.
3. ☒ Subdivision name and location.
4. ☒ Tax Map Data (Section-Block-Lot).
5. ☒ Location Map at a scale of 1" = 2,000 ft.
6. ☒ Zoning table showing what is required in the particular zone and what applicant is proposing.
7. ☒ Show zoning boundary if any portion of proposed subdivision is within or adjacent to a different zone.
8. ☒ Date of plat preparation and/or date of any plat revisions.
9. ☒ Scale the plat is drawn to and North Arrow.
10. ☒ Designation (in title) if submitted as Sketch Plan, Preliminary Plan or Final Plan.
11. ☒ NOT AT SKETCH PLAN Surveyor's certification.
12. ☒ Surveyor's seal and signature.

* If applicable.

13. ✓ Name of adjoining owners.
- *14. N/A Wetlands and 100 foot buffer zone with an appropriate note regarding D.E.C. requirements.
- *15. N/A Flood land boundaries.
16. N/A A note stating that the septic system for each lot is to be designed by a licensed professional before a building permit can be issued.
17. NOT AT SKETCH Final metes and bounds.
18. NOT AT SKETCH Name and width of adjacent streets; the road boundary is to be a minimum of 25 ft. from the physical centerline of the street.
19. ✓ Include existing or proposed easements.
20. ✓ Right-of-Way widths.
21. N/A Road profile and typical section (minimum traveled surface, excluding shoulders, is to be 16 ft. wide).
22. ✓ Lot area (in square feet for each lot less than 2 acres).
23. ✓ Number the lots including residual lot.
24. N/A Show any existing waterways.
- *25. N/A A note stating a road (or any other type) maintenance agreement is to be filed in the Town Clerk's Office and County Clerk's Office.
26. NOT AT SKETCH Applicable note pertaining to owners' review and concurrence with plat together with owners' signature.
27. ✓ Show any existing or proposed improvements, i.e., drainage systems, waterlines, sewerlines, etc. (including locations, size and depths).
28. NOT AT SKETCH Show all existing houses, accessory structures, existing wells and septic systems within 200 ft. of the parcel to be subdivided.

* If applicable.

29. N/A Show all and proposed on-site "septic" system and well locations; with percolation and deep test locations and information, including date of test and name of professional who performed test.
30. N/A Provide "septic" system design notes as required by the Town of New Windsor.
31. NOT AT SKETCH Show existing grade by contour (2 ft. interval preferred) and indicate source of contour data.
32. NOT RELEVANT AT SKETCH Indicate percentage and direction of grade.
33. N/A Indicate any reference to previous, i.e., file map date, file map number and previous lot number.
34. _____ Provide 4" wide x 2" high box in area of title block (preferably lower right corner) for use by Planning Board in affixing Stamp of Approval.
35. NOT AT SKETCH Indicate location of street or area lighting (if required).

This list is provided as a guide only and is for the convenience of the Applicant. The Town of New Windsor Planning Board may require additional notes or revisions prior to granting approval.

PREPARER'S ACKNOWLEDGEMENT:

The plat for the proposed subdivision has been prepared in accordance with this checklist and the Town of New Windsor Ordinances, to the best of my knowledge.

By: [Signature] TERRY DRAGON P.E. C.S.
Licensed Professional

Date: 11/5/87

PROXY STATEMENT

for submittal to the

TOWN OF NEW WINDSOR PLANNING BOARD

CHESTER + CLEMENTINA PALOZZO, deposes and says that he
resides at Box 23 Rte 2 SILVERSTREAM RD NEW WINDSOR NY 12660
(Owner's Address)

in the County of ORANGE

and State of NEW YORK

and that he is the owner in fee of CHESTER + CLEMENTINA PALOZZO
Sub.

which is the premises described in the foregoing application and

that he has authorized JOHN DRAGAN

to make the foregoing application as described therein.

Date: Oct 22 1987

Chester Palozzo
(Owner's Signature)

Michael Babich
(Witness' Signature)

SHORT ENVIRONMENTAL ASSESSMENT FORM

Appendix B Part 617

Project Title: SUBDIVISION - LANDS OF PALOZZO

Location: SILVER SPRING ROAD - TOWN OF NEW WINDSOR

ID Number: _____

INSTRUCTIONS:

- (a) In order to answer the questions in this short EAF it is assumed that the preparer will use currently available information concerning the project and the likely impacts of the action. It is not expected that additional studies, research or other investigations will be undertaken.
- (b) If any question has been answered **Yes**, the project may have a significant effect and the full Environmental Assessment Form is necessary. **Maybe** or **Unknown** answers should be considered as **Yes** answers.
- (c) If all questions have been answered **No** it is likely that this project will not have a significant effect.
- (d) If additional space is needed to answer the questions, please use the back of the sheet or provide attachments as required.

ENVIRONMENTAL ASSESSMENT

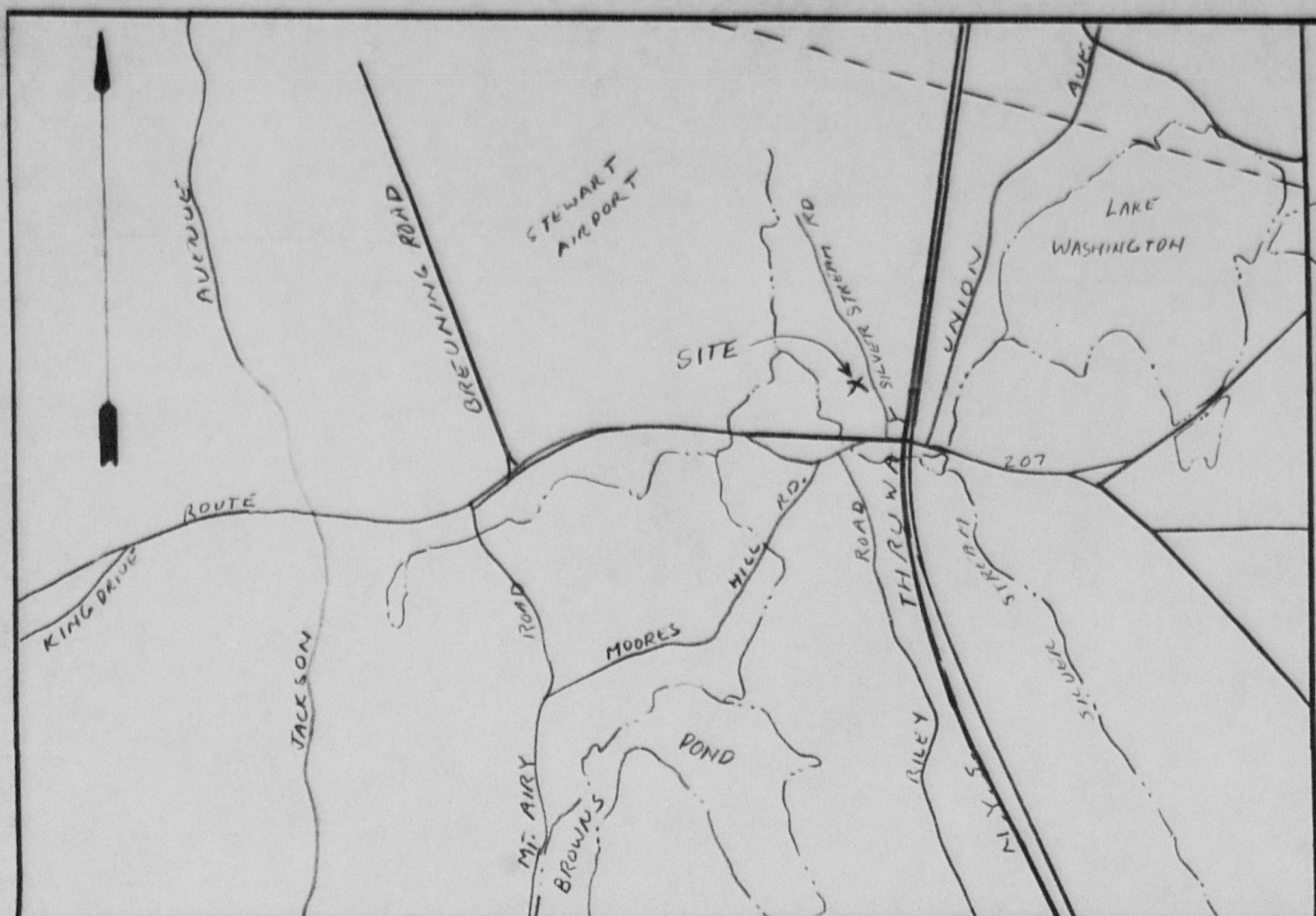
	YES	NO
1. Will project result in a large physical change to the project site or physically alter more than 10 acres of land?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Will there be a major change to any unique or unusual land form found on the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Will project alter or have a large effect on an existing body of water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Will project have an adverse impact on groundwater quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Will project significantly effect drainage flow on adjacent sites?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Will project affect any threatened or endangered plant or animal species?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Will project result in a major adverse effect on air quality?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Will project have a major effect on the visual character of the community or scenic views or vistas known to be important to the community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Will project adversely impact any site or structure of historic, prehistoric, or paleontological importance or any site designated as a Critical Environmental Area by a local agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will project have a major adverse effect on existing or future recreational opportunities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will project result in major traffic problems or cause a major effect to existing transportation systems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12. Is project non-farm related and located within a certified agricultural district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. Will project regularly cause objectionable odors, noise, glare, vibration, or electrical disturbance as a result of the project's operation?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
14. Will project have any adverse impact on public health or safety?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
15. Will project affect the existing community by directly causing a growth in permanent population of more than 5 percent over a one-year period or have a major negative effect on the character of the community or neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
16. Is there public controversy concerning any potential impact of the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

FOR AGENCY USE ONLY

Preparer's Signature: John Magon Date: Nov 6, 1987

Preparer's Title: PROJECT ENGINEER & SURVEYOR

Agency: _____



NOTES: 1. OWNERS & APPLICANTS

CHESTER & CLEMTINA PALOZZO
SILVER STREAM ROAD
NEW WINDSOR N.Y.

NEW WINDSOR N.Y.
DUNING - NC 1 FOR RESIDEN

ONTAG - AL CPDR RESIDENT

2. ZONING - NC (FOR RESIDENTIAL USE - R-4 APPLIES - CENTRAL SEWER, PRIVATE WELLS)
R-4 ZONE NC ZONE

MIN. LOT AREA	21,780 SF	10,000 S.F.
MIN. FRONT YARD	35 FT.	40 FT.
MIN. SIDE YARDS	15/30 FT.	15/35 FT.
MIN. REAR YARD	40 FT.	15 FT.
MIN. LOT WIDTH	100 FT.	100 FT.

MIN. FRONT YARD 35 FT.

MIN. SIDE YARDS 15/30 FT. 15/35 FT.

MIN. REAR YARD	40 FT.	15 FT.
----------------	--------	--------

MIN. LOT WIDTH 100 FT. 100 FT.

3. DATE OF SURVEY- SEPT. 27, 1987, FEB. 13, 1988

4. DEED REFERENCES: L1438 P231
L1744 P255
L2196 P16

L2196 P 16

BLOCK 1, LOT 21

5. TAX PARCELS: SECT. 3, BLOCK 1, LOT 21
SECT. 3, BLOCK 1, LOT 22

SECT. 3, BLOCK 1, LOT 22

6. NUMBER OF LOTS - 3

7. ALL BUILDINGS SHOWN ON THIS PLAN ARE EXISTING.

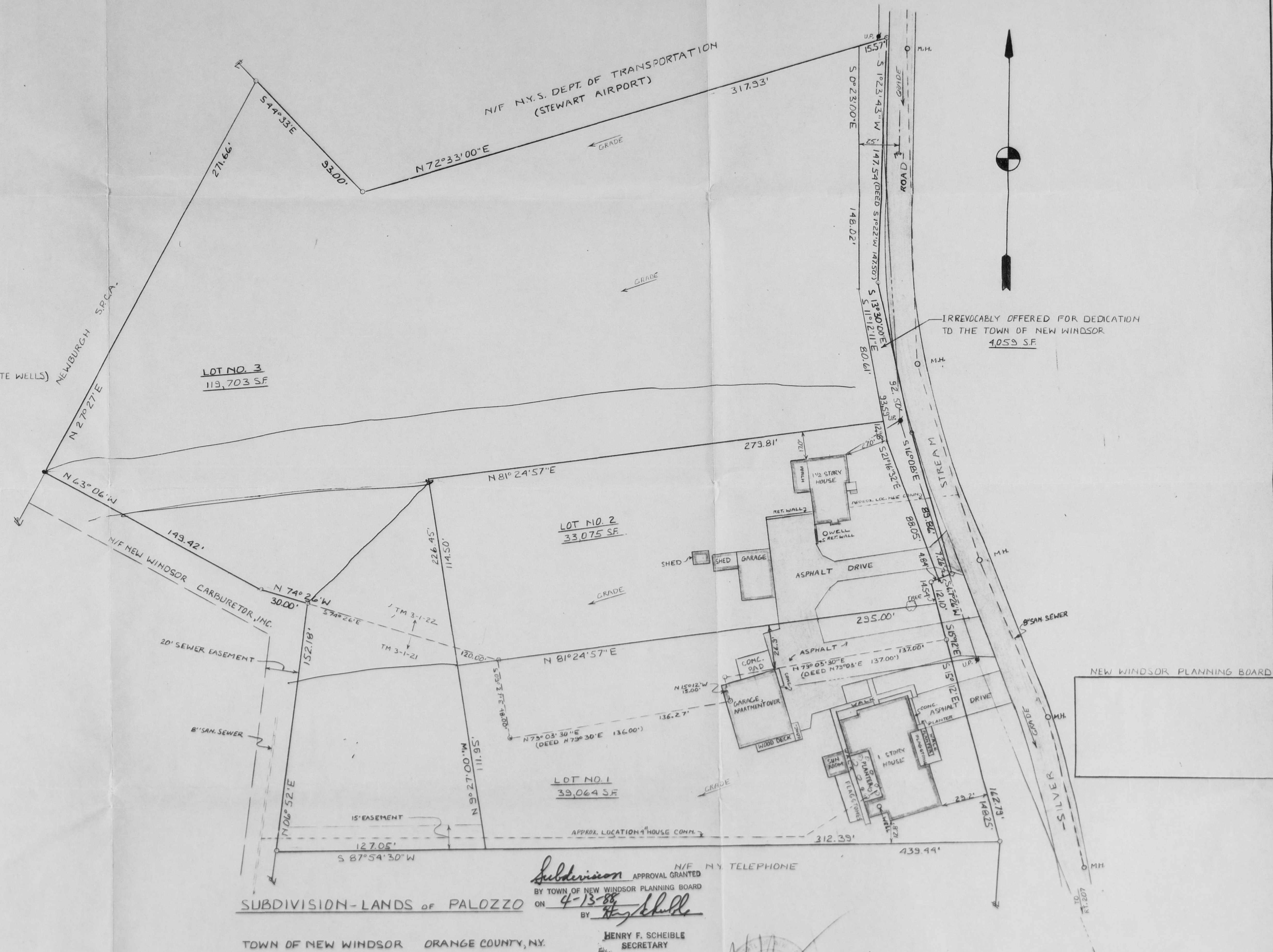
8. TOTAL AREA - 4.4973 ACRES

LEGEND

① $N 21^{\circ} 15' 42'' E - 162.32' - 0$ DIVISION LINE BETWEEN TM. 3-1-21 & TM. 3-1-22

UTILITY POLE AND OVERHEAD WIRES

SANITARY MANHOLE



TOWN OF NEW WINDSOR ORANGE COUNTY, NY

SCALE: 1" = 30'

BY: J. DRAGAN

OCTOBER 5, 1987

REV. OCTOBER 17, 1987

REV. NOVEMBER 5, 1987

REV. DECEMBER 17, 1987

REV. FEBRUARY 12, 1988

I HEREBY CERTIFY THAT THIS MAP SHOWS THE
RESULTS OF AN ACTUAL FIELD SURVEY
COMPLETED ON FEBRUARY 13, 1988.

RESULTS OF AN ACTUAL FIELD SURVEY
COMPLETED ON FEBRUARY 13, 1988.

COMPLETED ON FEBRUARY 15, 1968.

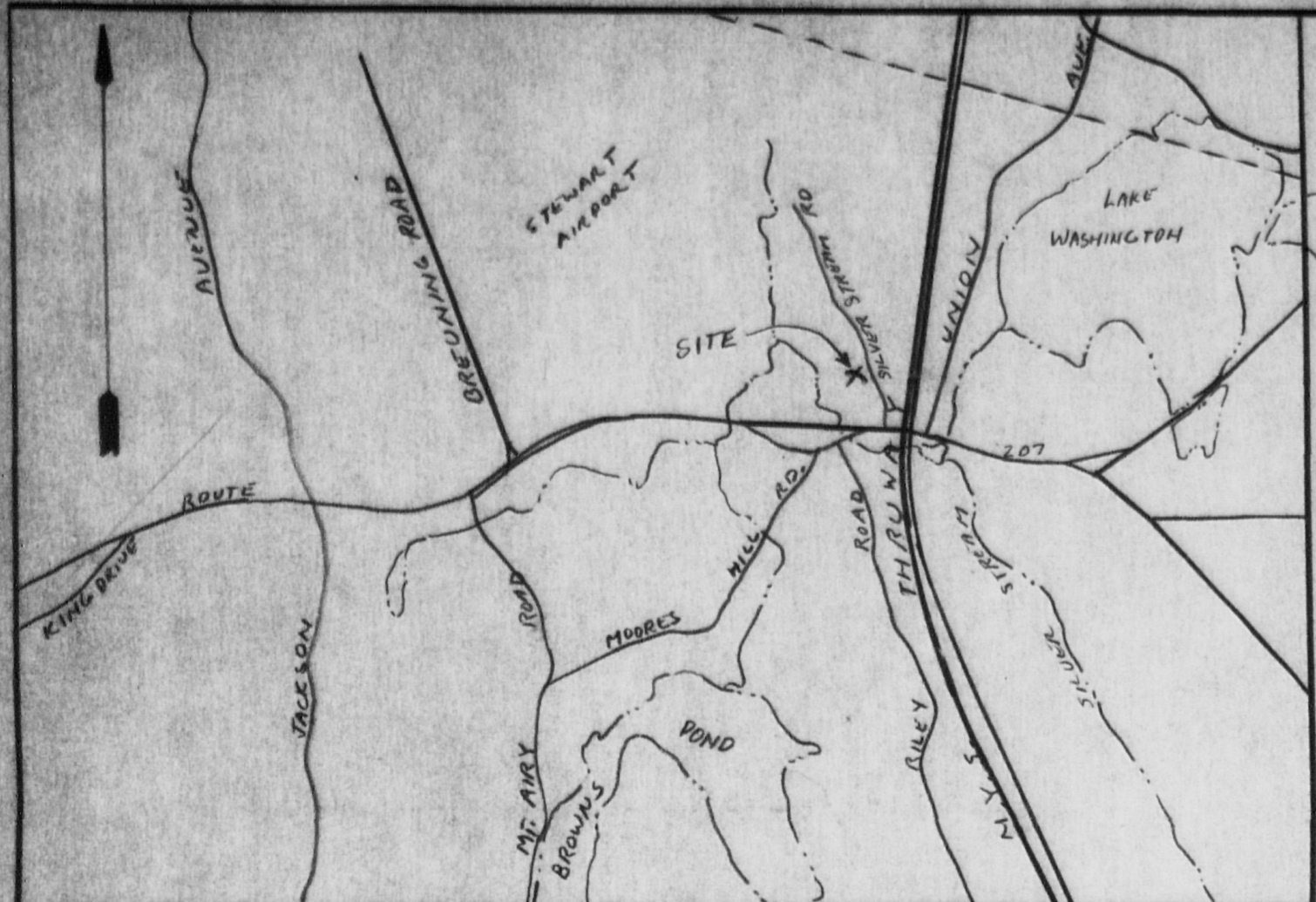
NYS. L.S. NO. 49170

JOHN J. DRAGAN, L.S.
1 PERRY CREEK ROAD
WASHINGTONVILLE, NY.
N.Y. L.S. N^o 49170

1 PERRY CREEK ROAD

WASHINGTONVILLE, NY.

WASHINGTON
N.Y. L.S. N^o 49170



LOCATION PLAN SCALE 1"=2,000'

NOTES: 1. OWNERS & APPLICANTS

CHESTER & CLEMTINA PALOZZO
SILVER STREAM ROAD
NEW WINDSOR NY.

2. ZONING - NC FOR RESIDENTIAL USE - R-4 APPLIES - CENTRAL SEWER, PRIVATE WELLS

MIN. LOT AREA	R-4 ZONE	NC ZONE
21,780 SF	21,780 SF	10,000 SF
MIN. FRONT YARD	35 FT.	40 FT.
MIN. SIDE YARDS	15/30 FT.	15/35 FT.
MIN. REAR YARD	40 FT.	15 FT.
MIN. LOT WIDTH	100 FT.	100 FT.

3. DATE OF SURVEY - SEPT. 27, 1987, FEB. 13, 1988

4. DEED REFERENCES:

L1438 P231

L1744 P255

L2196 P16

5. TAX PARCELS:

SECT. 3, BLOCK 1, LOT 21

SECT. 3, BLOCK 1, LOT 22

6. NUMBER OF LOTS - 3

7. ALL BUILDINGS SHOWN ON THIS PLAN ARE EXISTING.

8. TOTAL AREA - 4.4973 ACRES

LEGEND

RD 13.42'E 72.32' 0 DIVISION LINE BETWEEN TM 3-1-21 & TM 3-1-22

UP UTILITY POLE AND OVERHEAD WIRES

0 M.H. SANITARY MANHOLE

JOHN J. DRAGAN, L.S.
1 PERRY CREEK ROAD
WASHINGTONVILLE, NY
NY L.S. NO. 49170

I HEREBY CERTIFY THAT THIS MAP SHOWS THE
RESULTS OF AN ACTUAL FIELD SURVEY
COMPLETED ON FEBRUARY 13, 1988.

NY L.S. NO. 49170

LOT LINE REVISION AND
SUBDIVISION - LANDS OF PALOZZO

TOWN OF NEW WINDSOR ORANGE COUNTY, NY

SCALE: 1"=30'

BY: J. DRAGAN

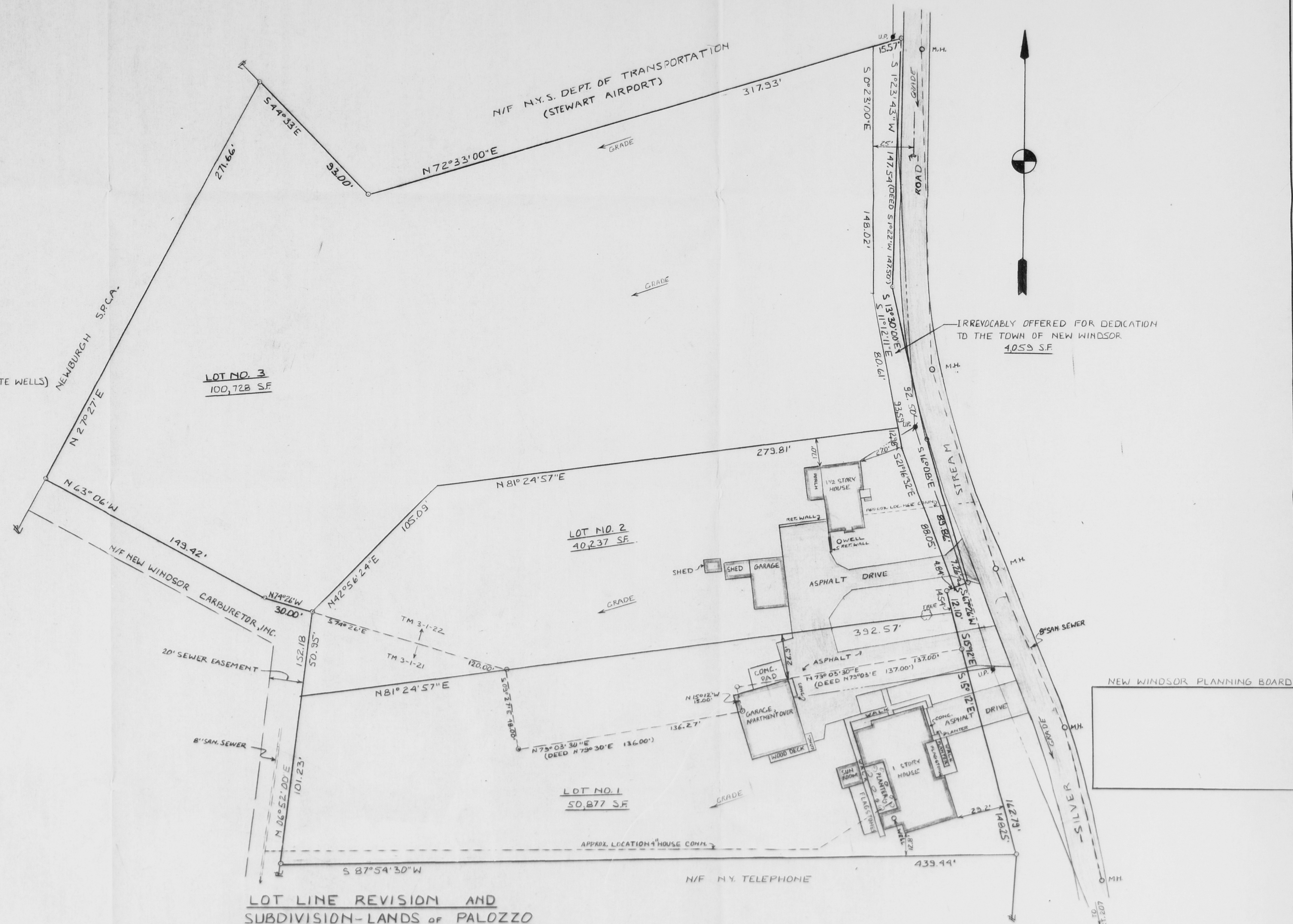
REV. OCTOBER 5, 1987
REV. OCTOBER 17, 1987
REV. NOVEMBER 5, 1987
REV. DECEMBER 17, 1987
REV. FEBRUARY 12, 1988
REV. MARCH 27, 1988

APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 4-13-88

HENRY F. SCHEIBLE
SECRETARY



3/27/88



NEW WINDSOR PLANNING BOARD